

RESOLUTION NO. 2020-096

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, DECLARING THE NECESSITY OF ACQUISITION, BY EMINENT DOMAIN, OF A FEE INTEREST, AS WELL AS IMPROVEMENTS THEREON, PERMANENT ROADWAY EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS INTERESTS IN CERTAIN REAL PROPERTY IDENTIFIED AS ASSESSOR PARCEL NO. (APN) 172-420-001, LOCATED ON NORTH MCKINLEY STREET, AND ON SAMPSON AVENUE, SOUTH OF THE STATE ROUTE 91 (SR-91) EASTBOUND ON-RAMP FOR THE MCKINLEY STREET GRADE SEPARATION PROJECT.

WHEREAS, the City of Corona (the “City”) proposes to acquire fee and temporary construction easement interests in portions of certain real property, located in the City of Corona, California, more particularly described as Assessor Parcel No. 172-420-001 for the construction and maintenance of the McKinley Street Grade Separation Project, in Corona, California, pursuant to the authority granted to it by section 37350 of the California Government Code; and

WHEREAS, pursuant to section 1245.235 of the California Code of Civil Procedure, the City scheduled a Public Hearing for Wednesday, July 15, 2020 at 6:30 p.m., at the Corona City Hall, located at 400 South Vicentia Avenue, Corona, California, and gave to each person whose property is to be acquired and whose name and address appeared on the last equalized county assessment roll, notice and a reasonable opportunity to appear at said hearing and be heard on the matters referred to in section 1240.030 of the California Code of Civil Procedure; and

WHEREAS, said hearing has been held by the City and each affected property owner was afforded an opportunity to be heard on said matters; and

WHEREAS, the City may now adopt a Resolution of Necessity pursuant to section 1240.040 of the California Code of Civil Procedure.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AS FOLLOWS:

SECTION 1. Compliance with California Code of Civil Procedure. There has been compliance by the City with the requirements of section 1245.235 of the California Code of Civil Procedure regarding notice and hearing.

SECTION 2. Public Use. The public use for which the portions of fee and temporary construction easement interests are to be acquired is for the construction and

maintenance of the McKinley Street Grade Separation Project, located along McKinley Street, south of the State Route 91 eastbound on-ramp, in Corona, California. Section 37350.5 of the California Government Code authorizes the City to acquire by eminent domain property necessary for such purposes.

SECTION 3. Description of Property. Attached and marked as Exhibit “A” are the legal descriptions and plat maps of the real property to be acquired by the City, which describe the general location and extent of the property with sufficient detail for reasonable identification.

SECTION 4. Findings. The City hereby finds and determines each of the following:

- (a) The public interest and necessity require the proposed project;
- (b) The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;
- (c) The property described in Exhibit “A” is necessary for the proposed project; and
- (d) The offer required by section 7267.2 of the California Government Code was made.

SECTION 5. Use Not Unreasonably Interfering with Existing Public Use(s). Some or all of the real property to be acquired is subject to easements and rights-of-way appropriated to existing public uses. The legal descriptions of these easements and rights-of-way are on file with the City and describe the general location and extent of the easements and rights-of-way with sufficient detail for reasonable identification. In the event the herein described use or uses will not unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, counsel for the City is authorized to acquire the herein described real property subject to such existing public uses pursuant to section 1240.510 of the California Code of Civil Procedure.

SECTION 6. More Necessary Public Use. Some or all of the real property to be acquired is subject to easements and rights-of-way appropriated to existing public uses. To the extent that the herein described use or uses will unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, the City finds and determines that the herein described use or uses are more necessary than said existing public use. Counsel for the City is authorized to acquire the herein described real property appropriated to such existing public uses pursuant to section 1240.610 of the California Code of Civil Procedure. Staff is further authorized to make such improvements to the real property being acquired that it determines are reasonably necessary to mitigate any adverse impact upon the existing public use.

SECTION 7. Further Activities. Counsel for the City is hereby authorized to acquire the hereinabove described real property in the name of and on behalf of the City by eminent domain, and counsel is authorized to institute and prosecute such legal proceedings as may be required in connection therewith. Legal counsel is further authorized to take such steps as may be authorized and required by law, and to make such security deposits as may be required by order of court, to permit the City to take possession of and use said real property at the earliest possible time. Counsel is further authorized to correct any errors or to make or agree to non-material changes in the legal description of the real property that are deemed necessary for the conduct of the condemnation action, or other proceedings or transaction required to acquire the subject real property.

SECTION 8. Effective Date. This Resolution shall take effect upon adoption.

PASSED, APPROVED AND ADOPTED this 15th day of July, 2020.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 15th day of July, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 15th day of July, 2020.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT “A”

LEGAL DESCRIPTIONS AND PLAT MAPS

[SEE ATTACHED TWENTY-TWO (22) PAGES]
ATTACHMENT 1 - ROYAL RIDGE

**FEE SIMPLE AND ACCESS DENIAL INTERESTS
ATTACHMENT TO LEGAL DESCRIPTION
APN: 172-420-001
PARCEL ID: MSGS-01
COMMERCIAL PROPERTY**

The parcel of land described in Exhibit “B1” is to be acquired as a fee simple interest and used for a public street and incidents and appurtenances thereto by City of Corona, a Municipal Corporation, and its employees, agents, representatives, contractors, successors and assigns (collectively, the “City”) in connection with the construction of the McKinley Grade Separation Project (“Project”). Additionally, acquisition will include the release and relinquishment of any and all abutter’s rights, including access rights, appurtenant to a portion of the adjoining real property in and to the proposed public street. The right acquired is depicted in Exhibit “B2.”

EXHIBIT B1
LEGAL DESCRIPTION
FEE INTEREST

That portion of Parcel 1, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 42, Page 59 of Record of Survey, Records of Riverside County, more particularly described as follows:

COMMENCING at the intersection of the centerline of McKinley Street (102.00 feet wide) with the centerline of Sampson Avenue (77.50 feet wide);

THENCE northwesterly along said centerline of McKinley Street North 33°36'21" West 456.15 feet;

THENCE, perpendicular, North 56°23'39" East 50 feet to a point on the Easterly Line of McKinley Street and the **TRUE POINT OF BEGINNING**;

THENCE North 56°23'39" East, 12.07 feet to the beginning of a non-tangent curve concave Northeasterly, whose radius point bears North 25°50'53" East;

THENCE Northwesterly along said curve having a radius of 57.50 feet, through a central angle of 12°03'38", for an arc length of 12.10 feet;

THENCE North 33°30'06" West, 46.94 feet;

THENCE South 56°29'54" West, 1.00 feet;

THENCE North 56°42'01" West, 7.62 feet;

THENCE North 33°30'06" West, 112.22 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears South 77°07'14" East;


THENCE Southerly along said curve having a radius of 75.00 feet, through a central angle of 03°39'06", for an arc length of 4.78 feet;

THENCE South 33°36'21" East, 173.76 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.019 square acres, more or less.

These conveyances are made for the purpose of a freeway and adjacent frontage road and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights appurtenant to grantor's remaining property in and to the frontage road over and across 116.88 feet of the northeasterly line of said fee interest parcel, measured along said northeasterly line across courses '(L3)', '(L4)', '(L5)' and '(L7)' described above, together with curve "C1" on Exhibit B2.

As shown on plat attached hereto and by this reference made part hereof as Exhibit B2.

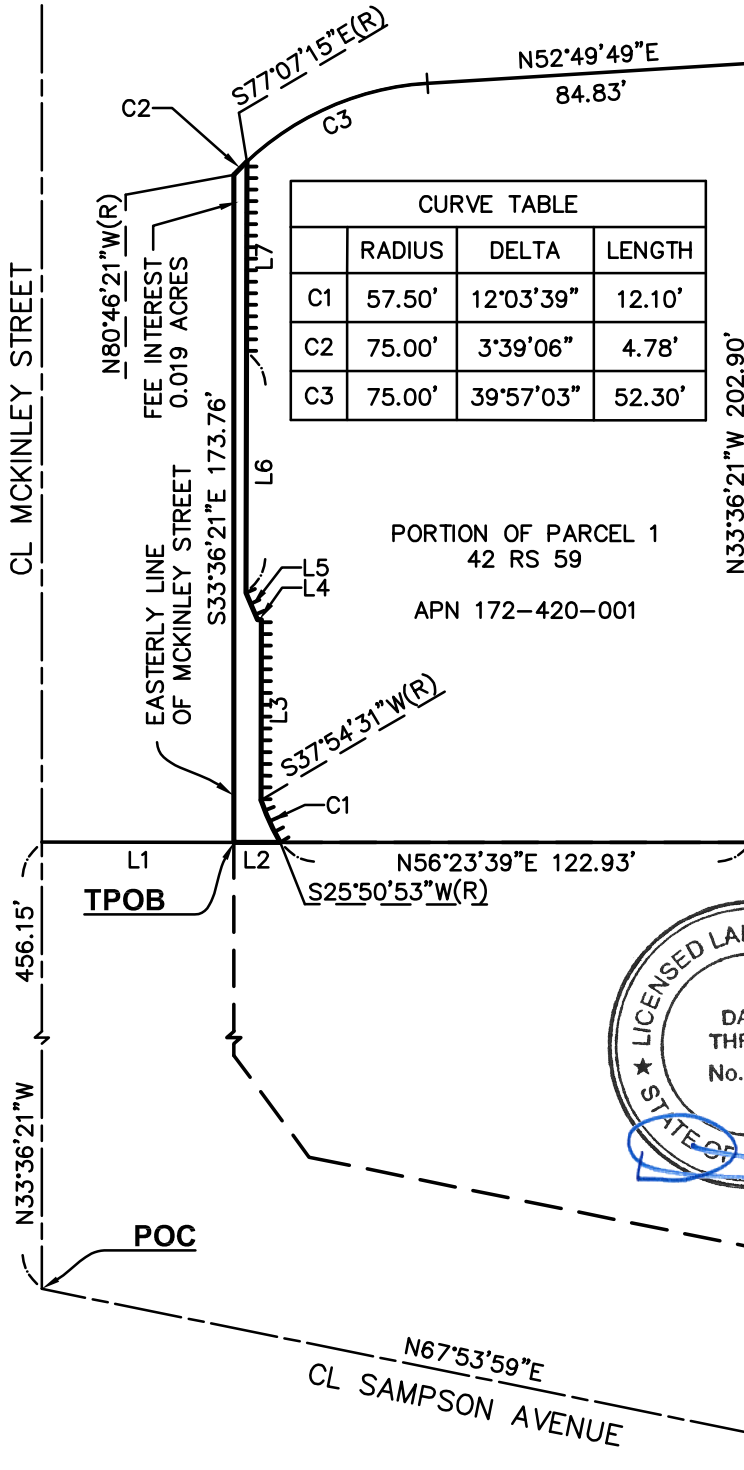


Davis Thresh, P.L.S. No. 6868

2/07/2020
Dated



EXHIBIT B2
FEE INTEREST

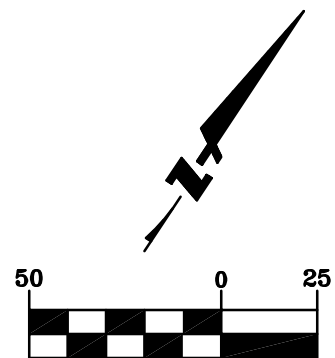


LEGEND

- POC = POINT OF COMMENCEMENT
- TPOB = TRUE POINT OF BEGINNING
- = LIMITS OF DESCRIPTION
- ▤ = PROPOSED ACCESS DENIAL
- = EXISTING PARCEL BOUNDARY
- - - = ADJACENT PARCEL BOUNDARY
- - - = CENTERLINE OF ROAD

PORTION OF PARCELS 1, 2 AND 3
42 RS 59
172-420-002

LINE TABLE		
	DIRECTION	LENGTH
L1	N56°23'39"E	50.00'
L2	N56°23'39"E	12.07'
L3	N33°30'06"W	46.94'
L4	S56°29'54"W	1.00'
L5	N56°42'01"W	7.62'
L6	N33°30'06"W	63.00'
L7	N33°30'06"W	49.22'



(SCALE IN FEET)

CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-1



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject FEE INTEREST
APN 172-420-001
Job No. 20180990
By NP Date 2/07/2020 Chkd. DT
SHEET 1 OF 1

**TEMPORARY CONSTRUCTION EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION
APN: 172-420-001
PARCEL ID: MSGS-01
COMMERCIAL PROPERTY**

The parcel of land described in Exhibit “C1” is to be used for temporary construction purposes by City of Corona, a Municipal Corporation, and its employees, agents, representatives, contractors, successors and assigns (collectively, the “City”) in connection with the construction of the McKinley Grade Separation Project (“Project”). The right of usage acquired for the non-exclusive temporary construction easement parcel described in Exhibit “C1” and depicted in Exhibit “D2” (“TCE”) shall be for a period of twenty-four (24) consecutive months. However, the actual physical construction activities within the TCE area shall be limited to a period of two (2) nonconsecutive months within the twenty-four (24) month TCE period (the “Construction Period”). During the Construction Period, the City’s use and occupancy of the TCE will remain non-exclusive.

The City expressly reserves the right to convey, transfer or assign the TCE subject to the same rights and limitations described herein.

Work Description / Easement Provisions:

- The City shall provide the owner(s) and occupant(s) of the property subject to this TCE a minimum of thirty (30)-days written notice as to when the Construction Period will commence.
- The City’s work activities shall include:
 - Removal of asphalt, concrete curbs, landscaping, and other features as required for the Project.
 - Construct sidewalks, curbs, gutters, retaining walls for a new connector road from Sampson Avenue to McKinley Street.
 - Install sleeves as necessary for irrigation/lighting conduit connecting landscape areas adjacent to McKinley Street to be reconstructed by the City as part of project.
 - Re-grading of the drive isle area adjacent to gasoline pumps along McKinley Street.
 - Construct drainage improvements including storm drain pipes, inlets, and grates necessary to drain drive isle area adjacent to gasoline pumps along McKinley Street.
 - Removal of monument/overhead signs/landscaping in the event the property owner does not perform removals as included within compensation.
- The City will compensate the property owner for the following activities:
 - Replacement landscaping as damaged by the project.
 - Monument/Overhead signs.
- The property will have limited access for up to one (1) month (“Restricted Access Period”) of the Construction Period. Due to the construction efforts involved in the construction of a new connector road, the property will be inaccessible for up to a maximum of two (2) consecutive weeks, including weekends (“Closed Access Period”) of the Restricted Access

Period from either the new connector road or McKinley Street. TCE areas will be fenced off and inaccessible to the property owner during the Closed Access Period. Access, including vehicular access to the fuel pumps/car wash/convenience store and a path of travel for fuel delivery trucks to the property will be limited to right in ingress from the new connector road and right out egress to McKinley Street for the remaining duration of the Restricted Access Period.

- All existing canopies, gas pump equipment, underground fuel tanks, concrete aprons surrounding fuel tank access manholes, and the parking lot light located in the southeast corner of the property, all located within the limits of the TCE shall be protected in place by the City.
- Prior to construction / removal activities, the City shall examine existing irrigation and install as necessary temporary irrigation facilities, including but not limited to sprinklers, piping, and control valves, to maintain existing pattern and zones outside of construction area.
- The City shall maintain all existing drainage patterns during construction, including installation of temporary drainage facilities as necessary, such that drainage is not impeded on property or right of way.
- Reasonable pedestrian and vehicular access to the property shall be maintained.
- Improvements within the TCE area will be removed as needed by the City to allow for construction activities. Any improvements so removed will either be replaced in kind or included in the compensation paid by the City.
- Prior to the termination of the Construction Period, the City will remove from the TCE area all construction equipment including any temporary fence, temporary improvements, and all construction related debris.

EXHIBIT C1
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

That portion of Parcel 1, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 42, Page 59 of Record of Survey, Records of Riverside County, more particularly described as follows:

COMMENCING at the intersection of the centerline of McKinley Street (102.00 feet wide) with the centerline of Sampson Avenue (77.50 feet wide);

THENCE northwesterly along said centerline of McKinley Street North 33°36'21" West 456.15 feet;

THENCE perpendicular North 56°23'39" East 50 feet to a point on the Easterly Line of McKinley Street;

THENCE North 56°23'39" East, 12.07 feet to the beginning of a non-tangent curve concave Northeasterly, whose radius point bears North 25°50'53" East, and the **TRUE POINT OF BEGINNING "A"**;

THENCE Northwesterly along said curve having a radius of 57.50 feet, through a central angle of 12°03'38", for an arc length of 12.10 feet;

THENCE North 33°30'06" West, 46.94 feet;

THENCE South 56°29'54" West, 1.00 feet;

THENCE North 56°42'01" West, 7.62 feet;

THENCE North 33°30'06" West, 112.22 feet to the beginning of a non-tangent curve concave Southeasterly, whose radius point bears South 77°07'14" East;

THENCE Northeasterly along said curve having a radius of 75.00 feet, through a central angle of 32°07'41", for an arc length of 42.06 feet;

THENCE South 37°26'17" East, 40.93 feet;

THENCE North 53°12'10" East, 4.37 feet;

THENCE South 33°13'43" East, 54.89 feet;

THENCE South 56°01'42" West, 7.96 feet;

THENCE South 33°37'42" East, 35.26 feet;

THENCE North 57°20'32" East, 8.22 feet;

THENCE South 33°33'09" East, 65.37 feet to a point hereafter known as "**POINT A**";

THENCE South 56°23'39" West, 35.06 feet to the **TRUE POINT OF BEGINNING "A"**.

Containing 0.174 square acres, more or less.

TOGETHER WITH;

That portion of Parcel 1, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 42, Page 59 of Record of Survey, Records of Riverside County, more particularly described as follows:

COMMENCING at the previously mentioned "**POINT A**";

EXHIBIT C1
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
(Continued)

THENCE North 56°23'39" East, 29.85 feet to the **TRUE POINT OF BEGINNING "B"**;

Thence North 33°43'22" West, 17.67 feet;

Thence North 56°56'17" East, 58.06 feet;

Thence South 33°36'21" East, 17.12 feet;

Thence South 56°23'39" West, 58.02 feet to the **TRUE POINT OF BEGINNING "B"**.

Containing 0.023 square acres, more or less.

As shown on plat attached hereto and by this reference made part hereof as Exhibit C2.



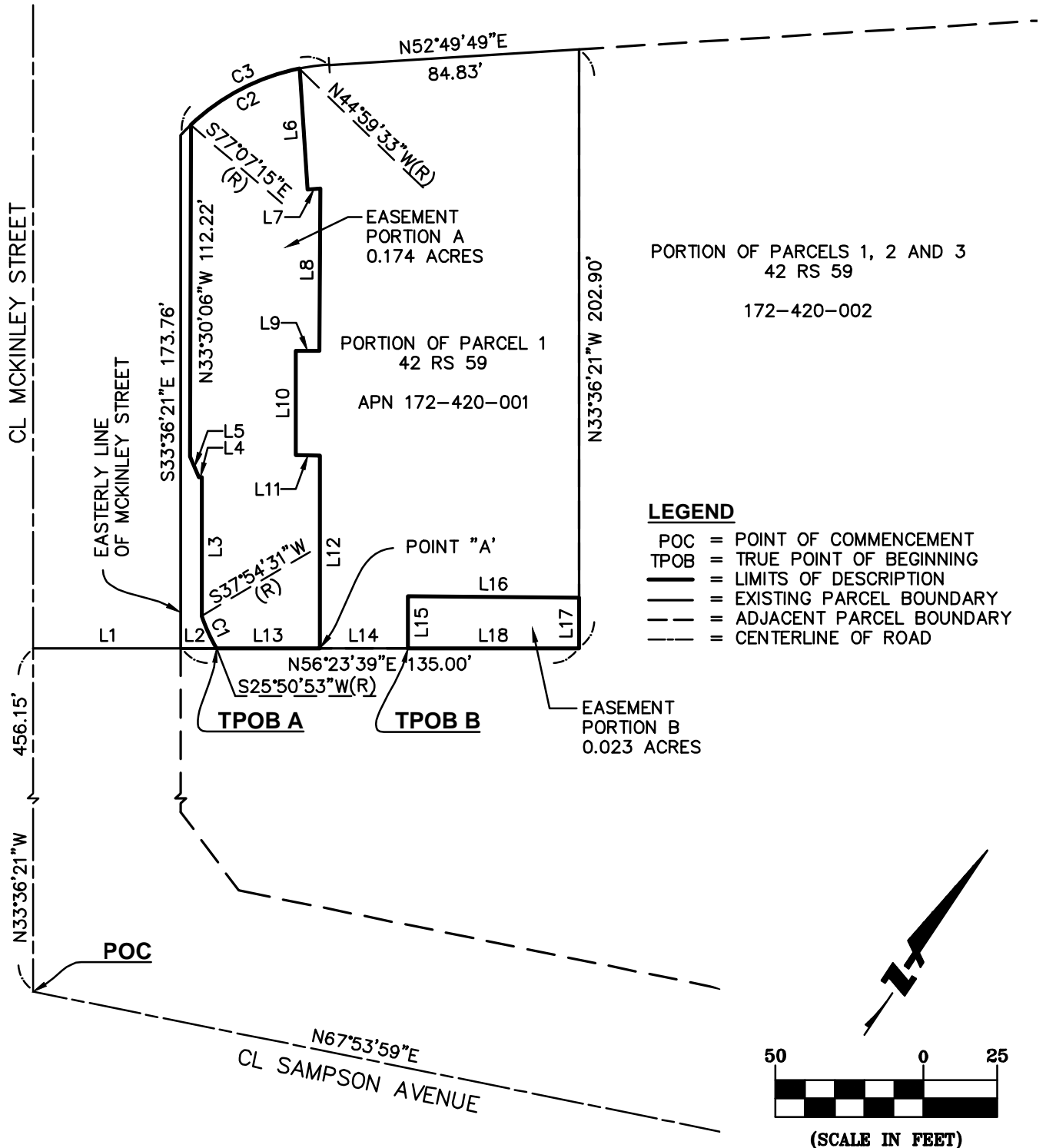
Davis Thresh, P.L.S. No. 6868

2/07/2020

Dated

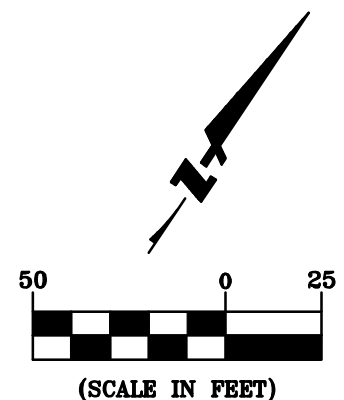


EXHIBIT C2 **TEMPORARY CONSTRUCTION EASEMENT**



LEGEND

- POC = POINT OF COMMENCEMENT
- TPOB = TRUE POINT OF BEGINNING
- = LIMITS OF DESCRIPTION
- = EXISTING PARCEL BOUNDARY
- = ADJACENT PARCEL BOUNDARY
- = CENTERLINE OF ROAD



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION – REV-1



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject TEMPORARY CONSTRUCTION
EASEMENT – APN 172-420-001
Job No. 20180990
By NP Date 2/07/2020 Chkd. DT
SHEET 1 OF 2

EXHIBIT C2

TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE		
	DIRECTION	LENGTH
L1	N56°23'39"E	50.00'
L2	N56°23'39"E	12.07'
L3	N33°30'06"W	46.94'
L4	S56°29'54"W	1.00'
L5	N56°42'01"W	7.62'
L6	S37°26'17"E	40.93'
L7	N53°12'10"E	4.37'
L8	S33°13'43"E	54.89'
L9	S56°01'42"W	7.96'
L10	S33°37'42"E	35.26'
L11	N57°20'32"E	8.22'
L12	S33°33'09"E	65.37'

LINE TABLE		
	DIRECTION	LENGTH
L13	S56°23'39"W	35.06'
L14	N56°23'39"E	29.85'
L15	N33°43'22"W	17.67'
L16	N56°56'17"E	58.06'
L17	S33°36'21"E	17.12'
L18	S56°23'39"W	58.02'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	57.50'	12°03'39"	12.10'
C2	75.00'	32°07'41"	42.06'
C3	75.00'	32°07'41"	42.06'



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION – REV-1



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject TEMPORARY CONSTRUCTION
EASEMENT – APN 172-420-001
Job No. 20180990
By NP Date 2/07/2020 Chkd. DT
SHEET 2 OF 2

**PERMANENT INGRESS/EGRESS EASEMENT INTERESTS
ATTACHMENT TO LEGAL DESCRIPTION
APN'S: 172-420-001
PARCEL ID'S: MSGS-01
COMMERCIAL PROPERTY**

The construction of the McKinley Grade Separation Project ("Project") severs existing ingress/egress/access rights associated with the perpetual easement over and across the real property described as Parcel 2 in the Corporation Grant Deed from Harker Development Corporation, a California corporation, to Shell Oil Company, a Delaware corporation, recorded June 8, 1965 as Instrument Number 66080 in the office of the Riverside County Recorder, State of California. The existing perpetual easement as described in said Parcel 2 provides legal access from McKinley Street to the property owner of the real property as described as Parcel 1 in said Instrument Number 66080. The City of Corona, a Municipal Corporation, and its employees, agents, representatives, contractors, successors and assigns (collectively, the "City") in connection with the Project is acquiring from the adjacent property owner a non-exclusive permanent easement for ingress, egress, and access purposes ("Easement"), over, above, on, within, across, along, about and through the land described in Exhibit "D-1" and depicted in Exhibit "D-2", in each case, incorporated herein by reference ("Easement Area").

Within the Easement Area, rights acquired shall include ingress, egress, and access (collectively, "Ingress/Egress Rights") to the real property as described in the legal description attached hereto as Exhibit "D-3" and depicted or illustrated on the map or drawing attached hereto as Exhibit "D-4" and, in each case, incorporated herein by reference ("Ingress/Egress Property"). Ingress/Egress Rights shall include all vehicular and pedestrian ingress, egress, and access necessary for the operation of a gas station, including, but not limited to:

- 1) Vehicular access for customers and employees;
- 2) Trucks and delivery vans from vendors, suppliers, and maintenance/repair contractors; and
- 3) Fuel tanker delivery semi-truck and trailers to supply gasoline and other fuel.

The right of way limits for a future roadway facility to be built as part of the Project is described in Exhibit "D-5" and depicted or illustrated on the map or drawing attached hereto as Exhibit "D-6" and, in each case, incorporated herein by reference ("Connector Road").

Upon conveyance of title for this Easement, the City will offer said Easement to the property owner of the Ingress/Egress Property to replace access rights as created in Instrument Number 66080 terminated due to construction of the project. The final terms and conditions of the Easement are subject to final rights acquired from property owner of Easement Area.

Easement Provisions:

- This Easement shall be subject to only use of access through, across, over, along and on all legal driveways and points of access from the Connector Road to be built with the Project and any future development, construction, building, installation, location, placement, and repairs to the Connector Road by the City and property owners, both current and heirs, successors and assigns, of the Easement Area and Ingress/Egress Property.

- Not including depreciation caused through normal use of the Easement, the beneficiary of the Easement shall perform all remedies and curative measures, repairing said improvements to existing conditions or better within the Easement Area in a reasonable time frame at their expense should they or their employees, agents, and representatives cause damage due to gross negligence or willful misconduct. Said remedies and curative measures shall be performed by the beneficiary of the Easement following all current laws, including securing permits and approvals from appropriate jurisdiction agencies.
- The property owner, including its heirs, successors and assigns, of the Easement Area shall maintain a perpetual 24-foot-wide paved access area to the Ingress/Egress Property from the Connector Road. This paved area shall be free and clear of obstructions.
- The property owner of the Easement Area, including its employees, agents, representatives, contractors, successors and assigns, shall not use this Easement in any manner that would impede, obstruct, or restrict the property owner of the Ingress/Egress Property as defined herein, including without limitation, landscaping of the type that would prohibit or restrict reasonable pedestrian and vehicular access.
- This Easement and the rights and obligations therein shall run with the land and accrue to the benefit of and be binding upon and/or inure to the benefit of the property owners, both current and heirs, successors and assigns, of the Easement Area and Ingress/Egress Property.

**EXHIBIT D1
LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF PARCELS 1, 2 AND 3, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF ALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 42, PAGE 59 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 33° 38' 01" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 171.61 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 56° 23' 39" WEST AND PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 275.43 FEET TO A POINT 5.50 FEET EASTERLY MEASURED AT RIGHT ANGLE TO THE WESTERLY LINE OF SAID PARCEL 3; THENCE SOUTH 33° 36' 21" EAST AND PARALLEL WITH THE CENTERLINE OF MCKINLEY STREET, A DISTANCE OF 256.89 FEET; THENCE SOUTH 67° 53' 59" WEST AND PARALLEL WITH THE CENTERLINE OF SAMPSON AVENUE, A DISTANCE OF 5.61 FEET; THENCE SOUTH 33° 36' 21" EAST, A DISTANCE OF 11.23 FEET TO A POINT ON THE NORTHERLY LINE OF SAMPSON AVENUE, SAID NORTHERLY LINE BEING 47.50 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF SAMPSON AVENUE; THENCE SOUTH 67° 53' 59" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 92.84 FEET; THENCE NORTH 33° 36' 21" WEST AND PARALLEL WITH THE CENTERLINE OF MCKINLEY STREET, A DISTANCE OF 234.76 FEET; THENCE SOUTH 56° 23' 39" WEST AND PARALLEL WITH THE NORTHERLY LINE OF PARCEL 2 OF SAID RECORD OF SURVEY, A DISTANCE OF 183.00 FEET TO A POINT ON THE EASTERLY LINE OF MCKINLEY STREET, SAID EASTERLY LINE BEING 50.00 FEET EASTERLY AND PARALLEL TO THE CENTERLINE OF MCKINLEY STREET; THENCE NORTH 33° 36' 21" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 220.34 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO EQUILON ENTERPRISES, LLC BY DEED RECORDED AUGUST 5, 1998 AS INSTRUMENT NO. 325460 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 56° 23' 39" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO EQUILON ENTERPRISES, LLC, A DISTANCE OF 135.00 FEET; THENCE NORTH 33° 36' 21" WEST AND PARALLEL WITH THE CENTERLINE OF MCKINLEY STREET, ALONG THE EASTERLY LINE OF SAID PARCEL CONVEYED TO EQUILON ENTERPRISES, LLC, A DISTANCE OF 202.86 FEET TO A POINT ON THE SOUTHERLY LINE OF STATE HIGHWAY 91; THENCE NORTH 52° 49' 49" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 203.82 FEET; THENCE NORTH 59° 26' 29" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 216.58 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 1 OF SAID RECORD OF SURVEY; THENCE SOUTH 33° 38' 01" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 410.64 FEET TO THE **POINT OF BEGINNING**.

PARCEL B:

THAT PORTION OF PARCEL 3, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 42, PAGE 59 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 33° 38' 01" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 3, AS DISTANCE OF 171.61 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 33° 38' 01" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 324.22 FEET TO A POINT ON THE NORTH LINE OF SAMPSON

EXHIBIT D1
LEGAL DESCRIPTION
(Continued)

AVENUE, SAID NORTHERLY LINE BEING 47.50 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF SAMPSON AVENUE; THENCE SOUTH 67° 53' 59" WEST, ALONG SAID NORTHERLY LINE A DISTANCE OF 275.85 FEET; THENCE NORTH 22° 06' 01" WEST, A DISTANCE OF 11.00 FEET; THENCE SOUTH 67° 53' 59", A DISTANCE OF 7.63 FEET TO A POINT ON A LINE 5.50 FEET EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 3; THENCE NORTH 33° 36' 21" WEST AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 256.89 FEET; THENCE NORTH 56° 23' 39" EAST AND PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 275.43 FEET TO THE **POINT OF BEGINNING**.

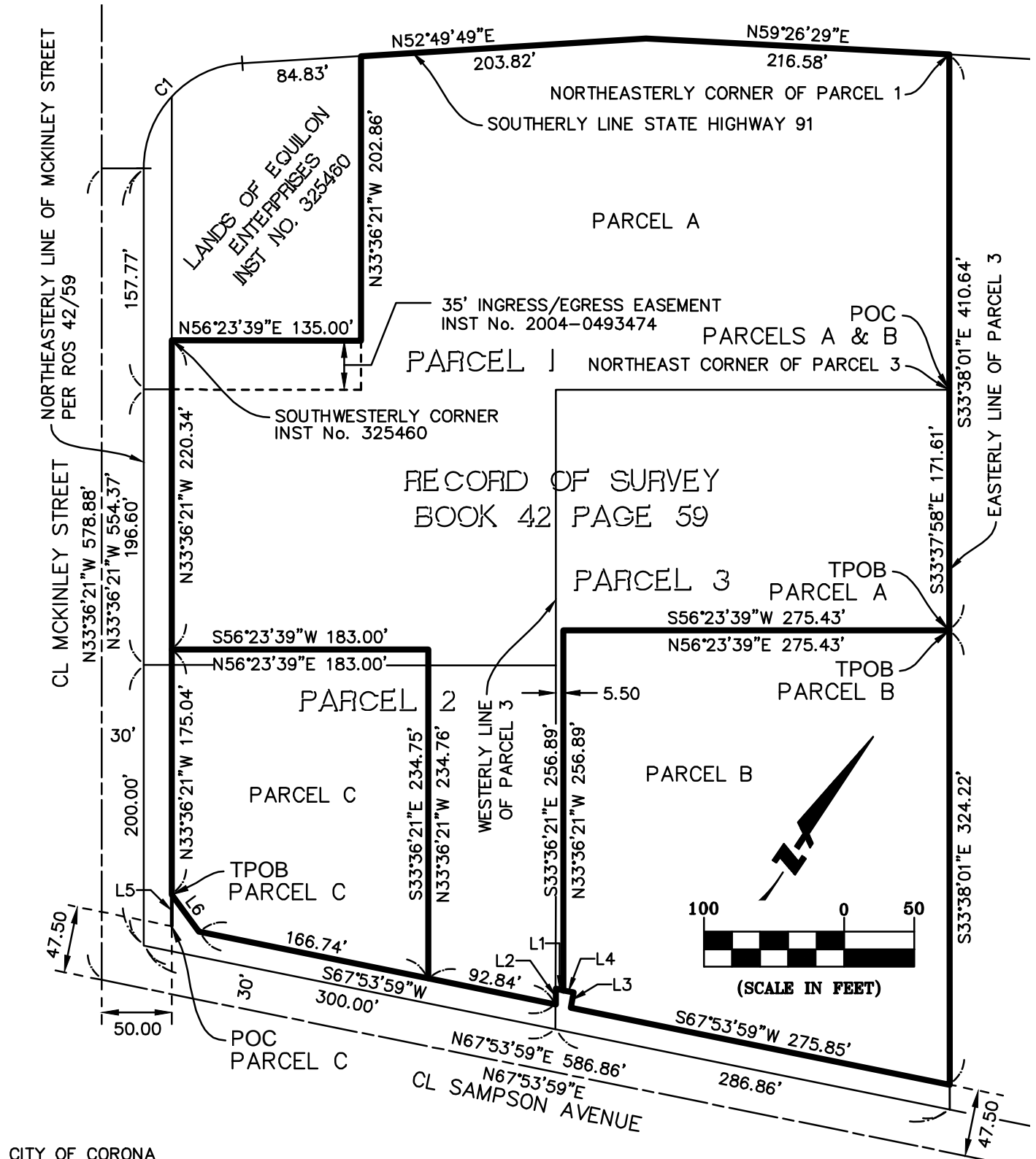
PARCEL C:

THAT PORTION OF PARCELS 1 AND 2 OF A RECORD OF SURVEY, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 42, PAGE 59 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE PARALLEL TO AND 50.00 FEET NORTHEASTERLY OF THE CENTERLINE OF MCKINLEY STREET WITH A LINE PARALLEL TO AND 47.50 FEET NORTHWESTERLY OF THE CENTERLINE OF SAMPSON AVENUE, AS SAID STREETS ARE SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 33° 36' 21" WEST, PARALLEL TO SAID CENTERLINE OF MCKINLEY STREET 22.45 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 33° 36' 21" WEST, 175.04 FEET; THENCE AT RIGHT ANGLES NORTH 56° 23' 39" EAST, 183.00 FEET; THENCE SOUTH 33° 36' 21" EAST, PARALLEL TO SAID CENTERLINE OF MCKINLEY STREET 234.75 FEET TO SAID PARALLEL TO SAMPSON AVENUE; THENCE SOUTH 67° 53' 59" WEST, 166.74 FEET; THENCE NORTH 70° 09' 18" WEST, 32.93 FEET TO THE **POINT OF BEGINNING**;

EXCEPT THEREFROM THE INTEREST CONVEYED TO THE CITY OF CORONA BY DEED RECORDED OCTOBER 30, 1991 AS INSTRUMENT NO. 376420 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT D2
EASEMENT AREA



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-1



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject EASEMENT AREA

Job No. 20180990

By NP Date 2/07/2020 Chkd. DT

SHEET 1 OF 2

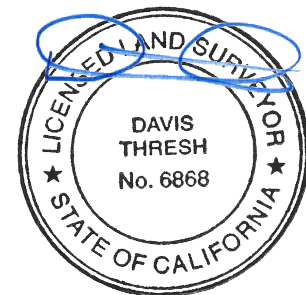
EXHIBIT D2
EASEMENT AREA

LINE TABLE		
	DIRECTION	LENGTH
L1	S67°53'59"W	5.61'
L2	S33°36'21"E	11.23'
L3	N22°06'01"W	11.00'
L4	S67°53'59"W	7.63'
L5	N33°36'21"W	22.45'
L6	N70°09'18"W	32.93'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	75.00'	86°26'10"	113.14'

LEGEND

POC= POINT OF COMMENCEMENT
TPOB= TRUE POINT OF BEGINNING
— = LIMITS OF DESCRIPTION
— = ROS 42/59 BOUNDARY
--- = CENTERLINE OF ROAD
--- = PARCEL 2 INGRESS/EGRESS
EASEMENT



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

| PLAT TO ACCOMPANY LEGAL DESCRIPTION — REV-1



4675 MACARTHUR COURT
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949-526-8460
949-526-8499 (FAX)

Subject EASEMENT AREA

Job No. 20180990

By NP Date 2/07/2020 Chkd. DT

SHEET 2 OF 2

**EXHIBIT D3
LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF PARCEL 1, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 42, PAGE 59 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF PARCEL 3, SHOWN ON SAID RECORD OF SURVEY, WITH THE NORTHEASTERLY LINE OF MCKINLEY STREET, 60 FEET WIDE, AS SHOWN THEREON; THENCE NORTH 33° 36' 21" WEST, 35 FEET ON SAID NORTHEASTERLY LINE OF MCKINLEY STREET; THENCE NORTH 56° 23' 39" EAST, 20 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 33° 36' 21" WEST, 173.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 75 FEET; THENCE NORTHERLY ON THE ARC OF SAID CURVE FROM A TANGENT BEARING NORTH 09° 13' 40" EAST, THROUGH A CENTRAL ANGLE OF 43° 35' 54" AND ARC DISTANCE OF 57.07 FEET; THENCE NORTH 52° 49' 34" EAST, 84.83 FEET; THENCE SOUTH 33° 36' 21" EAST, 202.90 FEET TO A POINT LOCATED NORTH 33° 36' 21" WEST, 35 FEET FROM THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF PARCEL 3, SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 56° 23' 39" WEST, 135 FEET ON A LINE PARALLEL WITH AND 35 FEET NORTHWESTERLY OF SAID EXTENSION TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM ANY OIL, GAS, AND OTHER MINERALS (INCLUDING, WITHOUT LIMITATION, HELIUM, LIGNITE, SULFUR, PHOSPHATE AND OTHER SOLID, LIQUID AND GASEOUS SUBSTANCES), REGARDLESS OF THE NATURE THEREOF AND WHETHER SIMILAR OR DISSIMILAR BUT ONLY TO THE EXTENT ANY OF THE FOREGOING IS IN ITS NATURAL STATE AND NATURAL LOCATION AND NOT SUBJECT TO THE DOMINION AND CONTROL OF ANY PERSON, AND, UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO GRANTEE, THE RIGHT TO EXPLORE FOR, DEVELOP AND PRODUCE SAME, AS WELL AS THE RIGHT TO LEASE SUCH PORTION OF THE PROPERTY HEREBY RESERVED FOR SUCH PURPOSES, AND ALL MINERAL AND ROYALTY RIGHTS WHATSOEVER IN, ON, UNDER AND PERTAINING TO THE PROPERTY; BUT GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO USE, OR RIGHT OF INGRESS TO OR EGRESS FROM ANY PART OF THE SURFACE OF THE PROPERTY FOR EXPLORATION AND PRODUCING PURPOSES, EXCEPT WITH RESPECT TO (I) CURRENT ACTIVITIES AT AND ANY EXISTING CONTRACTUAL OR LEASEHOLD RIGHTS GRANTED TO THIRD PARTIES AND (II) ANY ADDITIONAL ACTIVITIES WHICH HAVE BEEN CONSENTED TO IN WRITING BY GRANTEE, WHOSE CONSENT SHALL NOT BE UNREASONABLY WITHHELD, AS RESERVED BY DEED RECORDED JUNE 25, 2004 AS INSTRUMENT NO. 2004-0493473 OF OFFICIAL RECORDS.

PARCEL 2:

A PERPETUAL EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED LAND ADJOINING THE PREMISES ON THE SOUTHEAST:

THAT PORTION OF PARCEL 1, SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 42, PAGE 59, RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

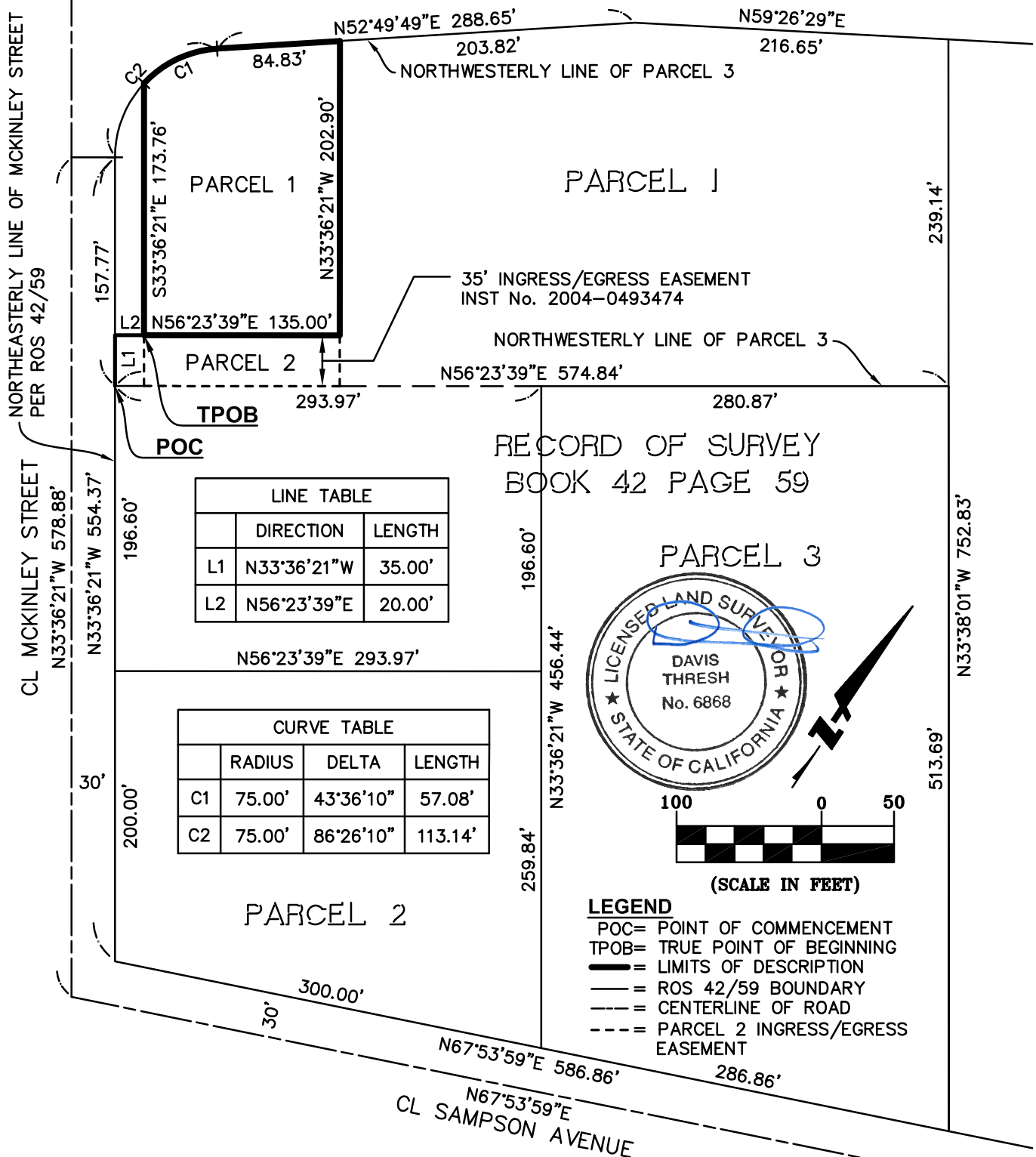
EXHIBIT D3
LEGAL DESCRIPTION
(Continued)

THE NORTHEASTERLY 135 FEET OF THE SOUTHWESTERLY 155 FEET OF THE SOUTHEASTERLY 35 FEET OF THAT PORTION OF PARCEL 1 SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 42, PAGE 59, RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, LYING NORTHWESTERLY OF THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF PARCEL 3 AS SHOWN ON SAID RECORD OF SURVEY.

TO BE USED IN COMMON WITH GRANTOR AND FOR INGRESS AND EGRESS TO AND FROM THE PREMISES BY SHELL AND ITS SUBLESSEES AND ITS OR THEIR LICENSEES AND INVITEES WITH THE RIGHT IN SHELL TO INSTALL DRIVEWAYS, AREA LIGHTERS, PAVE THE EASEMENT AREA FOR DRIVEWAY PURPOSES, INSTALL ANY NECESSARY DRAINAGE STRUCTURE TO DRAIN SAID EASEMENT AREA AND NEITHER GRANTOR NOR SHELL EVER TO CAUSE OR PERMIT ANY OBSTRUCTION OF THE EASEMENT AREA OR ACCESS THERETO.

EXHIBIT D4

INGRESS/EGRESS PROPERTY



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-1



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject INGRESS/EGRESS PROPERTY

Job No. 20180990

By NP Date 2/07/2020 Chkd. DT

SHEET 1 OF 1

EXHIBIT D5
LEGAL DESCRIPTION

That portion of Parcels 1 and 2, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 42, Page 59 of Record of Survey, Records of Riverside County, more particularly described as follows:

COMMENCING at the intersection of the centerline of McKinley Street (102.00 feet wide) with the centerline of Sampson Avenue (77.50 feet wide);

THENCE northwesterly along said centerline of McKinley Street North $33^{\circ}36'21''$ West 235.81 feet;

THENCE, perpendicular, North $56^{\circ}23'39''$ East 50 feet to a point on the Easterly Line of McKinley Street and the **TRUE POINT OF BEGINNING**;

THENCE, northwesterly along said Easterly Line of McKinley Avenue, North $33^{\circ}36'21''$ West 220.34 feet;

THENCE, perpendicular to and leaving said Easterly Line of McKinley Street, North $56^{\circ}23'39''$ East 12.07 feet to a point of cusp with a non-tangent curve concave northerly, having a radius of 57.50 feet, the initial radial of which bears South $25^{\circ}50'53''$ West;

THENCE, southeasterly along said curve an arc distance of 30.40 feet through a central angle of $30^{\circ}17'25''$ to a point of reverse curvature with a curve, concave southwesterly, having a radius of 257.50 feet;

THENCE, southeasterly along said reverse curve, an arc distance of 189.44 feet through a central angle of $42^{\circ}09'04''$;

THENCE South $48^{\circ}18'49''$ East 10.00 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 257.00 feet, the initial radial of which bears North $39^{\circ}56'00''$ East;

THENCE, southeasterly along said curve 48.29 feet through a central angle of $10^{\circ}45'56''$;

THENCE continuing southeasterly along said curve an arc distance of 77.23 feet through an arc angle of $17^{\circ}13'01''$;

THENCE, perpendicular to the Northerly Line of Sampson Avenue, South $22^{\circ}06'01''$ East 120.58 feet;

THENCE South $42^{\circ}17'58''$ East 2.73 feet to the beginning of a non-tangent curve, concave northerly, having a radius of 27.00 feet, a radial bearing to said point bears South $67^{\circ}54'19''$ West;

THENCE, southerly and easterly along said curve an arc distance of 42.41 feet through a central angle of $90^{\circ}00'00''$ to a point on the Northerly Line of Sampson Avenue;

THENCE South $67^{\circ}53'59''$ West 140.55 feet along said Northerly Line;

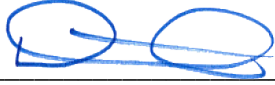
THENCE North $70^{\circ}09'18''$ West 32.93 feet to a point on the Easterly Line of McKinley Street;

THENCE, northwesterly along said Easterly Line, North $33^{\circ}36'21''$ West 175.04 feet to the **TRUE POINT OF BEGINNING**.

**EXHIBIT D5
LEGAL DESCRIPTION
(Continued)**

Containing 1.308 square acres, more or less.

As shown on plat attached hereto and by this reference made part hereof as Exhibit D6.



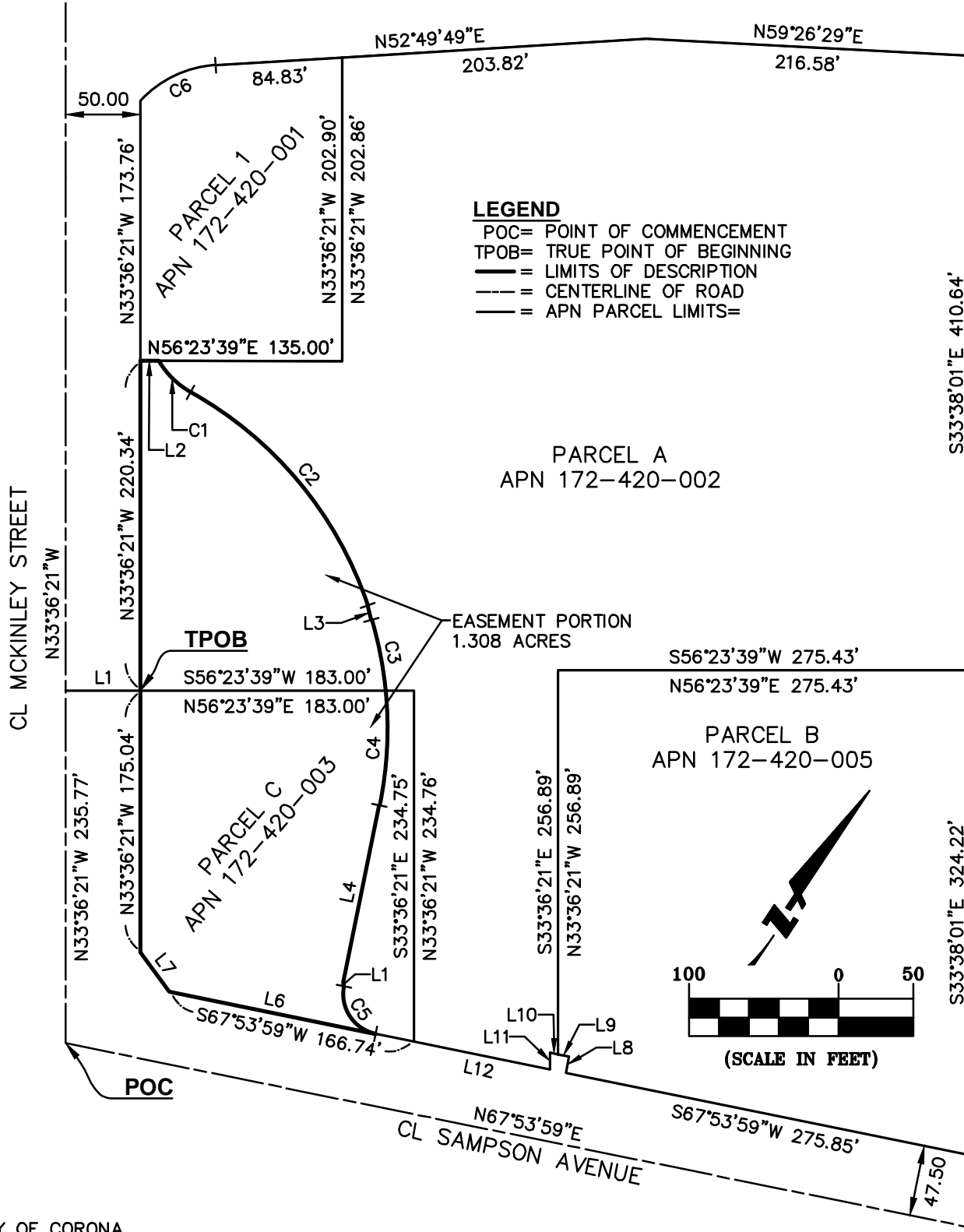
Davis Thresh, P.L.S. No. 6868

2/07/2020

Dated



EXHIBIT D6
CONNECTOR ROAD



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-1



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject CONNECTOR ROAD

Job No. 20180990

By NP Date 2/07/2020 Chkd. DT

SHEET 1 OF 2

EXHIBIT D6
CONNECTOR ROAD

LINE TABLE		
	DIRECTION	LENGTH
L1	N56°23'39"E	50.00'
L1	S42°17'58"E	2.73'
L2	N56°23'39"E	12.07'
L3	S48°18'49"E	10.00'
L4	S22°06'01"E	120.58'
L6	S67°53'59"W	140.56'
L7	N70°09'18"W	32.93'
L8	N22°06'01"W	11.00'
L9	S67°53'59"W	7.63'
L10	S67°53'59"W	5.61'

LINE TABLE			
	DIRECTION	LENGTH	
L11	S33°36'21"E	11.23'	
L12	S67°53'59"W	92.84'	
CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	57.50'	30°17'25"	30.40'
C2	257.50'	42°09'04"	189.44'
C3	257.00'	10°45'56"	48.29'
C4	257.00'	17°13'01"	77.23'
C5	27.00'	90°00'00"	42.41'
C6	75.00'	43°36'10"	57.08'

CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

| PLAT TO ACCOMPANY LEGAL DESCRIPTION – REV-1

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SUITE 400
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949-526-8499 (FAX)Subject CONNECTOR ROADJob No. 20180990By NP Date 2/07/2020 Chkd. DTSHEET 2 OF 2